

### CERTIFICATE OF APPROPRIATENESS

**Application Date:** February 3, 2016

**Applicant:** Kimberly Hua, owner

**Property:** 7514 Glenheath St, lot 38, block 67, Glenbrook Valley Sec 7 EXTN Subdivision. The property includes a one-story single-family residence and a detached garage situated on a 12,177 square foot interior lot.

**Significance:** Noncontributing traditional ranch residence, constructed circa 1962, located in the Glenbrook Valley Historic District.

**Proposal:** New Construction – Carport

Construct a 600 square foot, free-standing carport in front of the existing garage. The owner applied for a building permit and was instructed to apply for a COA by staff before the permit was issued.

- The carport measures 30' deep by 20' wide by 12' tall;
- The carport eaves are on top of the existing residence and above the existing garage eave.

See enclosed application materials and detailed project description on p. 4-14 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** Glenbrook Valley Civic Association is not in support of the project. See Attachment A.

**Recommendation:** Denial - does not satisfy criteria

**HAHC Action:** Denied

## APPROVAL CRITERIA

## NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

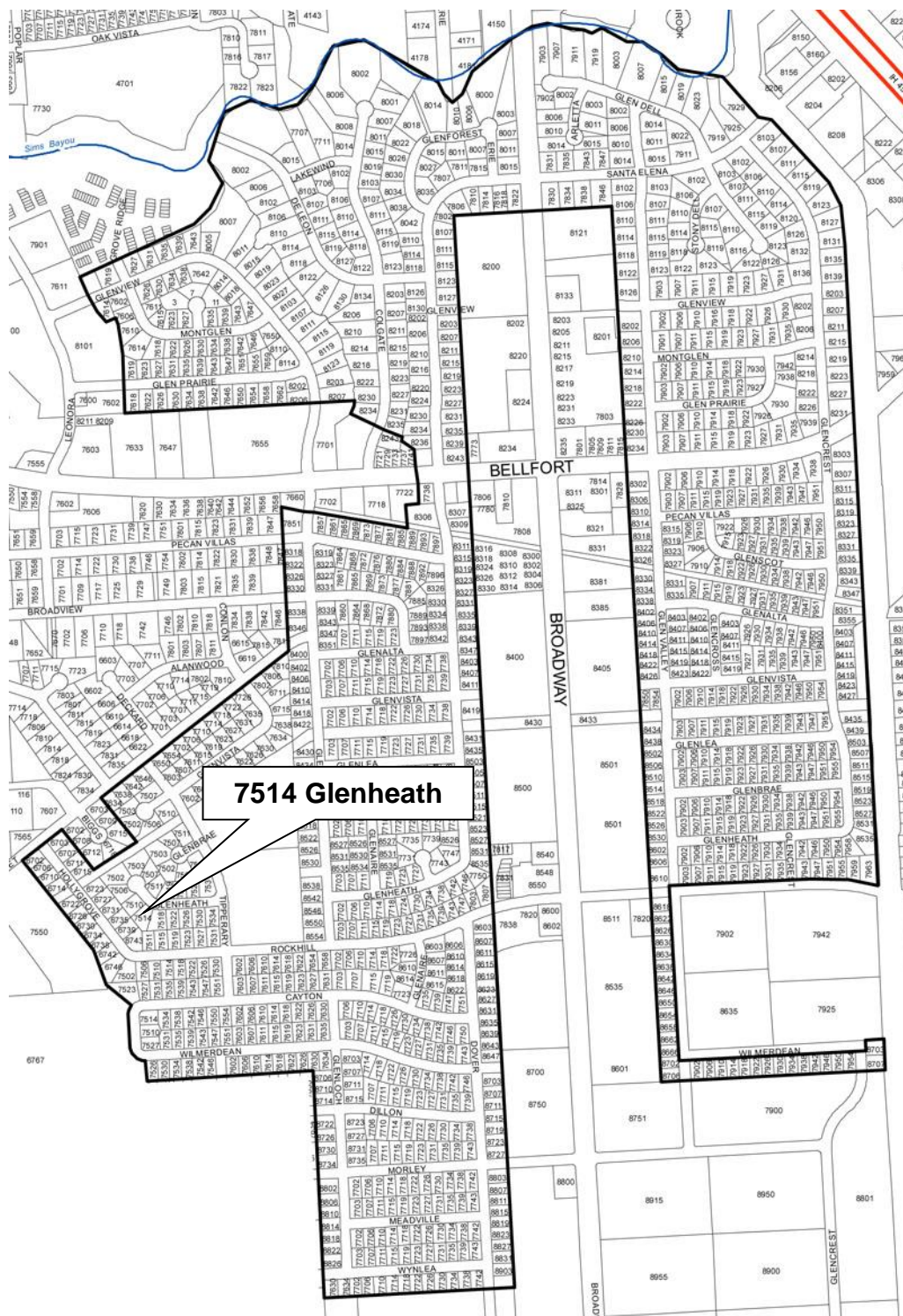
S - satisfies D - does not satisfy NA - not applicable

- ☐ ☒ ☐ (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;  
*The carport is located in the front half of the lot, most carports are located in the rear half or are original features attached to front of the contributing structure. The carport at 7510 Glenheath next door is located behind the house and in front of the garage.*
- ☐ ☒ ☐ (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;  
*The carport has a front-gable roof, which is not compatible with other carports in the context area. If the roof were changed to a flat or shed roof, the carport would be more compatible with other carports and less visible.*
- ☐ ☒ ☐ (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;  
*The carport is located above the existing garage and residence eave heights which is not compatible with other carports in the context area. The carport eave should be lowered to be in-line with the existing garage eave height.*
- ☒ ☐ ☐ (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



## PROPERTY LOCATION

# GLENBROOK VALLEY HISTORIC DISTRICT





**INVENTORY PHOTO**



## CURRENT PHOTOS





CONTEXT AREA



7510 Glenheath – Contributing – 1962 (neighbor)



7519 Glenheath – Contributing – 1962



7523 Glenheath– Contributing – 1962

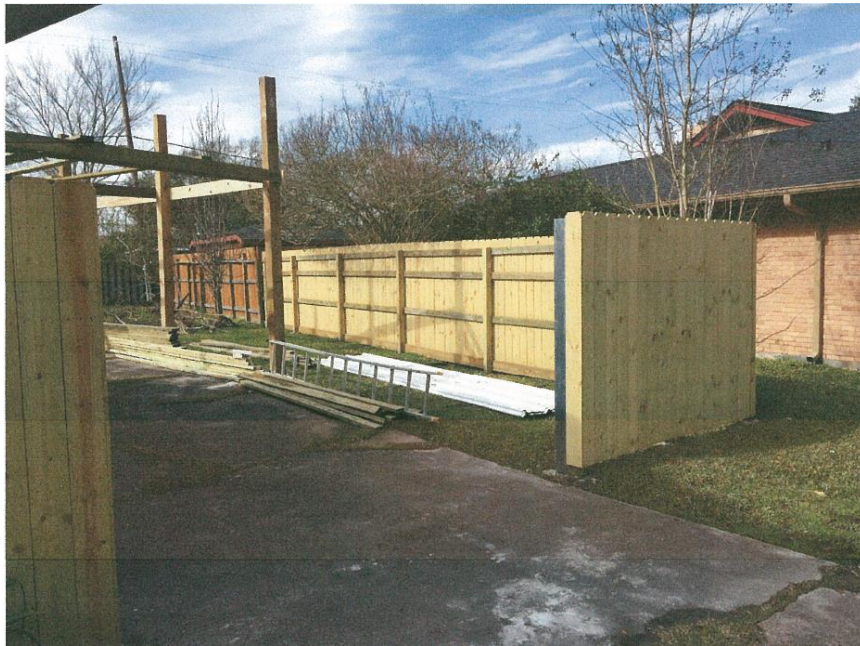


7534 Glenheath– Contributing – 1962

PHOTOS PROVIDED BY APPLICANT









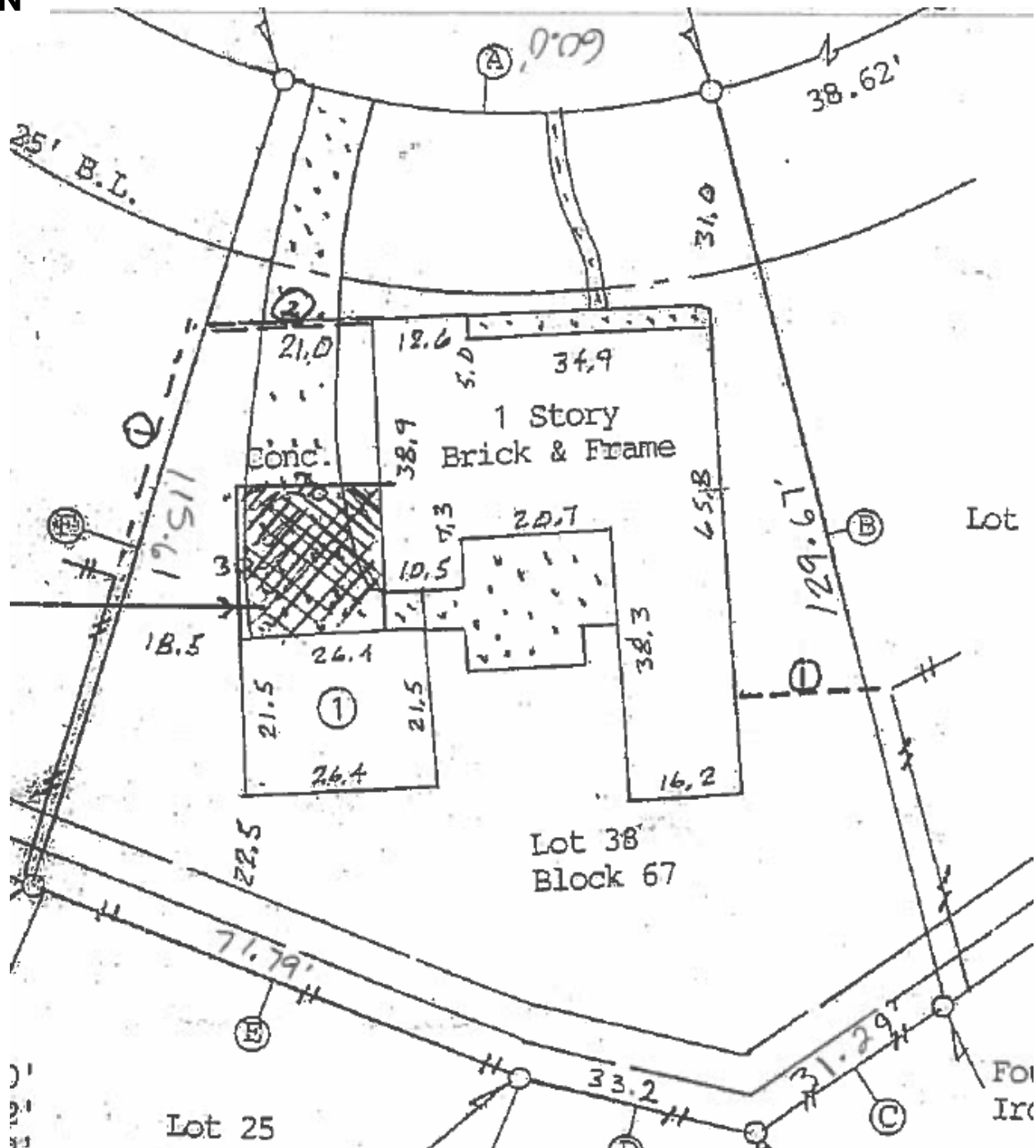








**SITE PLAN  
PROPOSED**



**WRITTEN DESCRIPTION PROVIDED BY APPLICANT**

This is description of my plan to make a carport for my residential property. I would like to ask you a permission to build it, starting from the garage's door of the driveway. Thank you for helping me to fill the application and all required paper works.

I am writing to explain to you my description how I plan to make it. Following the City of Houston's requirement, I would like to add a carport on the setback of my house with the details as shown:

- 8 beams (6x6) will be planted 2' deep, 10' high.
- Base on the driveway space, the carport is 12' height, 30' long, 20' wide, total: 600 square feet.
- No wall, door or window.
- 8 columns are green wood. In one side has 4 each, splitting in 7 ½ ' from each to the other.
- Roof is 26' wide in white color.
- Roofing will be with construction of 21 pieces of sheep metal with total weight 650 pounds. Each size of the roof is 13' wide.
- Roof will be supported by ceiling joists (7' 1/4" x 1' 1/1").
- Material will be used only by construction wood frame.
- 4 beams cross the left to the right side are made by iron.
- 3 beams run from the beginning to the end of the carport roof are wood.
- Crews, nails are used in 2" and 4".
- The distance from the carport to the gate is 16'.
- The distance from the carport to the edge of the house's curve is 64'.
- The right side of the carport (from the garage) has not connected with the house's wall.
- The left side of the carport's column (from the garage) is measured from 19 ½ ' to 9 ' in distance to the fence.

I hope you understand my need and that you will give me permission for making it. Thank you for considering my request. I look forward to hearing from you.



## PROJECT DETAILS

**Shape/Mass:** The carport measures 20' wide by 30' deep by 12' tall.

**Setbacks:** The carport is setback approximately 64' from the front property line and 9' at the closest point to the west side property line.

**Exterior Materials:** The carport is constructed with wood posts and framing with sheet metal roofing.

**Roof:** The roof is a front-gable with sheet metal roofing.

**Front Elevation:** Please see photos for details.  
(North)

**Side Elevation:** Please see photos for details.  
(East)

**Side Elevation:** Please see photos for details.  
(West)

**Rear Elevation:** Please see photos for details.  
(South)

**ATTACHMENT A**

**GLENBROOK VALLEY CIVIC ASSOCIATION COMMENT**



**GLENBROOK VALLEY CIVIC CLUB**

P.O. BOX 262164 HOUSTON, TEXAS 77207-2164  
"A DEED RESTRICTED NEIGHBORHOOD"

February 17, 2016

By eMail

[planningdepartment@houston.tx.gov](mailto:planningdepartment@houston.tx.gov)  
[historicpreservation@houston.tx.gov](mailto:historicpreservation@houston.tx.gov)

Houston Archaeological and Historical Commission  
C/O Planning & Development (P&D) Department  
611 Walker Street, 6th Floor  
Houston, TX 77002

Re: Comments to the Houston Archaeological and Historical Commission (HAHC) on the  
Pending Application for a Certificate of Appropriateness for February 2016

Greetings:

Here are comments on the pending applications for Certificates of Appropriateness (COA) in the  
Glenbrook Valley Historic District.

8119 Glenloch: The proposed replacement windows were approved by the Glenbrook  
Valley Architectural Review Board prior to submission of the application for a Certificate  
of Appropriateness. Attached is the email approval.

7514 Glenheath: The application for the Certificate of Appropriateness for an attached  
car port is incomplete and not approveable. However, the incomplete application suggests  
that the carport is at least 10 feet high which is not compatible with the typical  
proportions and scale of existing contributing structures. Additionally, the carport may  
extend over the 5 foot side setback which would be a deed restriction violation.

Respectfully,

Mike Morse  
For the Glenbrook Valley Civic Club Architectural Review Board

Attachment